

Gov. 00-1721 Xb
Research

MEMORANDUM

March 2, 1967

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: EDWARD J. LOGUE, DEVELOPMENT ADMINISTRATOR

SUBJECT: GOVERNMENT CENTER MASS. R-35
URBAN RENEWAL PLAN CHANGES

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SUMMARY: This memorandum clarifies a point raised at the last meeting with respect to certain minor changes in the Government Center Urban Renewal Plan.

At the last meeting, we submitted to you our recommendation for certain minor changes in the Government Center Urban Renewal Plan relating to Parcels 2 and 3A. Among the changes suggested (all of which were confirmatory of prior board actions) was a revision providing for the retention and rehabilitation of the building at 30 Hawkins Street. A question was raised as to whether we should not retain the right to demolish this building if no feasible rehabilitation proposal was presented. In fact, the proposed change in the plan provides as follows:

(See attachment No. 3).

"However, if within a reasonable time as established by the Authority, a feasible proposal for the rehabilitation of this property in accordance with such standards has not been approved by the Authority and work undertaken and completed in accordance therewith, the property will be cleared and made available for uses as provided for Parcels 2E, 2F and 2G under Section 302 (b) hereof."

I trust that this answers the questions raised at the last Board meeting and will permit approval of the changes today.

Resubmitted herewith is the original memo, together with the seven original attachments.



February 16, 1967

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: EDWARD J. LOGUE, DEVELOPMENT ADMINISTRATOR
SUBJECT: GOVERNMENT CENTER MASS. R-35
URBAN RENEWAL PLAN CHANGES

This memorandum requests approval of certain minor changes in the Government Center Urban Renewal Plan relating to Parcels 2 and 3A.

On May 21, 1965, the staff presented to the Board, and the Board approved, a subdivision plan of Parcel 2 in Government Center. This plan took a large, irregularly-shaped lot of land of approximately 135,000 square feet surrounding the Telephone Company building in Bowdoin Square and divided it into 8 reuse parcels clustered about two pedestrian malls. In addition to its merits as a matter of aesthetics and urban design, this plan proved eminently sensible and practical. All of the reuse parcels have been committed or are about to be committed to financially sound developers.

Several of these parcels are scheduled to be conveyed to developers in the next few months, and before conveyance can take place, it is necessary that the Board take formal action to revise the Government Center Urban Renewal Plan to reflect these changes, all of which are minor and are briefly described below:

1. Building Controls

The original Plan text for Parcel 2 (attached herewith) contemplated its eventual subdivision; see paragraph 1. The proposed changes provide specific height and floor area ratio controls which contemplate a slightly lower density. Access and parking restrictions (which were left flexible in the original plan) have been fixed.

2. 30 Hawkins Street

The original Plan called for the demolition of the building at 30 Hawkins Street; the proposed change provides for its retention and its sale under rehabilitation controls.

3. Temporary Bank Building

Another proposed change permits the retention, on a temporary or permanent basis, of the small building constructed by the National Shawmut Bank on Cambridge Street. Although this building was constructed as a temporary home for the Bank following its early displacement from the Project area, and until it could settle into One Center Plaza, it has since that time attracted a great deal of favorable comment as a unique example of architectural "sculpture". The building has now been released to the BRA.

The new Plan controls for this space, designated Parcel 2D, provided for either retention of the building, or construction of a new building on this site.

4. Parcel 3A

In the original Plan, Parcel 3A was a parcel of 3,600 square feet, which was designated for landscaped open space and eventual sale to the Overseers of the Public Welfare. When Parcel 2 was subdivided, a realignment of Hawkins Street had the side effect of enlarging Parcel 3A to 6,690 square feet, or enough for a small building. The Jewish Family & Children's Service, now occupying space in the Iver Johnson Building, was designated developer of this parcel, and this week submitted a Letter of Intent and \$10,000 deposit. These documents are under staff review and will be submitted for Board acceptance at the next meeting. The controls for Parcel 3A permit a building of roughly the same height as the buildings on Parcel 2, but a slightly smaller scale to conform to the scale of the other buildings on Hawkins Street.

Implementation of the above-described changes requires that the BRA acquire two small holdings of land not provided for in the original Urban Renewal Plan. They are approx. 1,900 square feet from the Overseers of the Public Welfare, and approx. 11,000 square feet from the New England Tel. & Tel. Co. A request for acquisition of said parcels will be submitted to you in the near future.

Attached to this memorandum are the following:

1. Original plan provisions relating to Parcel 2
2. Proposed plan provisions relating to Parcel 2, dated 2/16/67
3. Proposed rehab. controls for 30 Hawkins St., dated 2/16/67
4. Original plan provisions relating to Parcel 3A
5. Proposed Plan provisions relating to Parcel 3A, dated 2/16/67
6. Disposition Parcel Map of Parcels 2 and 3A
7. Suggested vote of BRA approving changes to Government Center Urban Renewal Plan

Parcel 2:

A. Permitted Uses

Parcels 2 may be subdivided by the Authority, and for each sub-parcel the principal use may be office, public or private institution, utility, parking or open space or transient housing.

B. Building Requirements

1. Floor Area Ratio: not to exceed six, except for additions to adjacent existing buildings where the Floor Area Ratio shall not exceed ten.
2. Building Coverage: not applicable.
3. Height:
 - (a) Additions to adjacent existing buildings of the New England Telephone & Telegraph Company shall be no higher than the existing building.
 - (b) Religious buildings: restrictions not applicable.
 - (c) All other buildings: not to be less than 65' nor more than 85' above elevation 34.0'.
4. Setback: controls not applicable.
5. Other Requirements: no building or parking shall be permitted in the area defined by the southwesterly facade of the existing New England Telephone and Telegraph Company building, the northwesterly building line of said Building extended to Cambridge Street, and the northeasterly sideline of Cambridge Street which shall be public open space, and through which adequate pedestrian and vehicular access to the front, including an automobile passenger discharge area shall be provided for the existing New England Telephone and Telegraph Company building.
6. Parking: the number of surface parking spaces for each sub-parcel must be consented to in writing by the Boston Redevelopment Authority. Automobile servicing for official vehicles in connection with a public institution shall be permitted provided such services are entirely within an enclosed structure.
7. Access: shall be in conformity with good traffic engineering practices.
8. Loading Bays: not applicable to buildings of a religious nature built on this parcel.

	PERMITTED USES	2A INSTITUTIONAL	2B GENERAL COMM'L	2D GEN'L COMM'L	2E GEN'L COMM'L	2F GENERAL COMM'L	2G COMM'L	2H GEN'L COMM'L	2I PUBLIC
1. Bldg. Requirements									
1. Max. F.A.R.	N.A.		4	4	5	5	5	N. A.	4
2. Building Coverage	N.A.	N.A.	N.A.	A public arcade 10' wide and 1 story high shall be provided along the S.W. boundary of the building to be constructed on Parcels 2E, 2F and 2G.	N. A.	N. A.			
3. Height	65'-85' above elevation 34'0	65' above elevation 34'0	50-85' above elev. 34'0	65' above elevation 34'0	Existing Height	50-75 above elev. 34'0			
4. Setback	N.A.	N.A.	N.A.	Not Applicable	N. A.	N. A.			
5. Other Requirements	N.A.	N.A.	*	The buildings to be constructed on Parcels 2E, F and G shall be similar in size, materials and scale	See Section 405 (c) of this Plan	N. A.			
6. Parking	None Permitted	No open parking permitted	No open parking permitted	No open parking permitted;	None permitted	No open parking permitted. Auto servicing for official vehicles permitted provided such services are entirely within an enclosed structure.			
7. Access	From New Chardon St. only	From Bulfinch Place only.	From N. Sudbury St. only	From New Hawkins St. Only	From N. Hawkins St. only	From New Hawkins Street only.			



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c. Block 2, Parcel H (30 Hawkins Street)

This building is proposed for rehabilitation in accordance with standards set forth in Section 404 hereof. However, if within a reasonable time as established by the Authority, a feasible proposal for the rehabilitation of this property in accordance with such standards has not been approved by the Authority and work undertaken and completed in accordance therewith, the property will be cleared and made available for uses as provided for Parcels 2E, 2F and 2G under Section 302 (b) hereof. Specific standards and controls follow:

1. Permitted Uses: This parcel shall be devoted to general business uses.
2. Parking: No parking permitted.
3. Open spaces: All open spaces surrounding the building shall be appropriately landscaped.
4. Building Additions: No additions to the building will be permitted, except that a small addition on the northwest side of the building may be considered, subject to specific Authority approval.
5. Access: For loading from New Hawkins Street only.
6. Storage: No open air storage, temporary or permanent, of materials or refuse shall be permitted.

PARCEL 3A:

A. Permitted Uses

This parcel shall be devoted to open space. However, in the event the existing City of Boston buildings at 43 Hawkins Street are destroyed or demolished by any means, this parcel may be devoted to the uses and shall be subject to the restrictions governing the 43 Hawkins property in that event.

2/16/67

Parcel 3A

A. Permitted Uses: Institutional

B. Building Requirements:

1. F.A.R.: Not to exceed 3
2. Building Coverage: Not applicable
3. Height: No more than 65' above elevation 34'0.
4. Setback: 10' setback required along southeast and northeast boundaries
5. Parking: No parking permitted
6. Access: For loading, from New Hawkins St. only.

2/16/67

VOTED: That the BRA hereby approves the changes to the Government Center Urban Renewal Plan attached to the Development Administrator's Memorandum of February 16, 1967, which changes are described as follows:

Proposed Plan provisions relating to Parcel 2,
dated February 16, 1967;

Proposed rehabilitation controls for 30 Hawkins Street,
dated February 16, 1967;

Proposed Plan provisions relating to Parcel 3A,
dated February 16, 1967;

and also approves and authorizes the Development Administrator to make such additional technical changes in the Plan as may be required to carry out the purpose of said changes.

